

Highland Plantation Homeowners Association Board of Directors

Regular Session on 09/21/2025 at 3:02 PM EST

Attendees:

Jay Enck - President - Present
Raheen Harris - Vice President - Present
Keith Sylvester - Secretary - Present
Shawn Greiner - Treasurer - Present
Trevallon Penney- Present

Attendance:

In person

Cynthia Mitchell

Online

Sylvia Weathers
Terri Benton
Demetrius Padgett
Vanessa Hall
Kaesia Pratt

Agenda:

Standing Items (every meeting)

Reading of the minutes and they were accepted(previous meeting on 17 Aug 2025)

Treasurer Report was given by Shawn Greiner.

Topics

Committees:

Topic: Landscaping (quotes)

Sponsor: Raheen

Motion: Passed 4 - 0 - 1 (Keith abstained)

Results: Reviewed Wainwright proposal and voted to accept it.

Topic: Playground

Sponsor: Trev

Motion:

Results: NSTR

Management

Topic: Stormwater Drains - *Vendor quote update*

Sponsor: Shawn

Motion:

Results/Discussion: Need to revisit and discuss during the October meeting

Topic: Placement for the information board-*Has it been waterproofed yet*

Sponsor: Jay

Motion:

Results/Discussion: it has been waterproofed. Just needs to be put up.

Landscaping

Topic: Entrance pressure washing - *Updates for entrance pressure washing*

Sponsor: Raheen

Motion:

Results/Discussion: Targeting the 27th of September for this to take place

Topic: River Rock for the entrance - *Additional Rocks?*

Sponsor: Trevallon

Motion:

Results/Discussion: \$1600 will be set aside for the purchase of additional river rock.

Topic: Roundabout tree planting

Sponsor: Raheen

Motion:

Results/Discussion: Board plans to remove the trees in the roundabout. Will decide on what to replace it with in the Landscaping committee. Looking to remove by mid October. Will revisit during the October Board meeting.

Topic: Landscaping - New Contract

Sponsor: Shawn

Motion:

Results/Discussion: Covered in the Landscaping Committee.

Pool

Topic: Keeping additional life guard employees for community upkeep work

Sponsor: Jay

Motion: Move to keep the additional life guard on payroll at 2 days/week at 16 hours/week.

Results/Discussion: 1(Jay)- 4 (Shawn, Raheen, Trev, and Keith)

Topic:

Sponsor:

Motion:

Results/Discussion:

Playground

Topic:

Sponsor:

Motion:

Result:

Topic: Volleyball Court Potential Removal-is a community vote needed?

Sponsor: Shawn

Motion:

Result: Community vote is not needed. Decision on the volleyball court will be handled by the Playground Committee

Clubhouse

Topic: Veterans Monthly Meeting

Sponsor: Trev and Jay

Motion:

Result: A charter is needed and should be provided by the next meeting. Will revisit next month.

Topic: Game Night

Sponsor: Keith

Motion:

Results/Discussion: The new date will be September 26th, 730pm to 10pm (ish)

Topic: Missed cleaning

Sponsor: Keith

Motion:

Results/Discussion: Clubhouse missed cleaning on Sep 1, 2025. Will contact Janiking for a credit.

New Business:

Management

Topic: Proposed budget for 2026

Sponsor: Shawn

Motion: Move to adopt the 2026 budget with an annual assessment of \$1560 paid over 12 monthly installments (\$130/month), and an annual maintenance assessment paid over 12 monthly installments (\$3.89/month) for townhomes.

Results/Discussion: Unanimously accepted

Topic: Spring Cleanup

Sponsor: Trev

Motion:

Results/Discussion: Look at having the yardsales as a per house event in addition to the having the pool/clubhouse parking lot option too. Spring date TBD.

Topic: Speed Bumps

Sponsor: Trev

Motion:

Results/Discussion: Need a neighborhood petition of approx 70 to 80 percent of the homeowners. Board members plan to walk around to address this. Would like to have gone through the neighborhood to collect signatures by 21 Oct 2025

Meeting adjourned at 5:39pm

